

Town of Newington  
Request for Qualifications

The Town of Newington is requesting Qualification Statements from experienced architectural firms to provide professional services to the Town for career technical program renovations in Newington schools. Selected firms will then be asked by the Town to submit proposals. Request for Proposal documents with the Qualification Statement requirements are available in the Town Manager's Office, 131 Cedar Street, Newington, CT 06111 and on line at the Town's website, [www.newingtonct.gov](http://www.newingtonct.gov), under Doing Business, Bid Opportunities. Statements of Qualifications will be received until 2:30 PM on March 6, 2013 in the Town Manager's Office. The Town of Newington reserves the right to reject any or all submittals and proposals.

John L. Salomone  
Town Manager

RFP No. 8, 2012-13

## TOWN OF NEWINGTON

### REQUEST FOR PROPOSALS

#### SCHOOL CAREER TECHNICAL PROGRAM RENOVATIONS ARCHITECTURAL SERVICES

##### I. GENERAL INFORMATION

- A. The Town of Newington is requesting qualification statements from experienced architectural firms for professional services related to renovations to accommodate the School Career Technical Program at John Wallace Middle School, located at 71 Halleran Drive; at Martin Kellogg Middle School, located at 155 Harding Avenue; and at Newington High School, located at 605 Willard Avenue. The purpose of these renovations is to create a STEM Academy (programs with integrated teaching and learning that combine Science, Technology, Engineering and Mathematics) at each middle school, and to improve the career technical program opportunities at the High School. The STEM Academy at Kellogg Middle School will have a biomedical theme. The area to be renovated at Kellogg Middle School is approximately 4,000 square feet. The Wallace Middle School STEM Academy will have an aerospace and engineering theme. The area to be renovated at Wallace Middle School is approximately 4,000 square feet. Both of these STEM Academies will require digital technology with computer labs and relevant technical equipment. The Career Technical Program renovations at Newington High School will seek: expansion of the existing culinary program to include a hospitality center; to establish television and media broadcasting studio capabilities; and new course offerings for STEM, robotics, information technology infrastructure, construction technology, and digital arts. The area to be renovated at Newington High School will be a minimum of approximately 3,000 square feet and will not exceed an area of approximately 10,000 square feet. All three projects (Kellogg Middle School, Wallace Middle School and Newington High School) will need to address any State Department of Education requirements that emerge, including all necessary hazardous materials remediation and all necessary code compliance work. For the remainder of this Request for Proposals document, the “project” shall refer to the work at each individual school and the “selected respondent”, “firm selected”, etc. shall be the firm awarded the contract at each individual school by the Town.
- B. Each project will need to be analyzed to determine if the initial \$400,000 per school funding estimate is adequate. The construction budget for the renovations is anticipated to be capped at \$ 1,200,000 if all three renovation projects are funded, which includes construction, FF&E (furniture, fixtures and equipment) and contingency costs. None of the construction funding has currently been appropriated by the Town. The Newington Town Council may choose to fund some, all or none of

these projects in the 2013-14 fiscal year. The projects that are funded for 2013-14 are to be completed by August 15, 2014, in time for the opening of school in the 2014-15 school year. Additional School Career Technical Program Renovations may occur in the future that are not part of next year's construction cycle. The Town, at its sole option, may choose to continue to use any firm selected through this Request for Proposals for the remaining phases of this project. Professional services shall be required as described in the scope of services below.

- C. The School Career Technical Program Renovations project(s) will be carried out by the Town under the overall direction of the Town Manager and the project building committee that has been appointed to work with the selected respondent. Other Town staff will also be assigned to assist with this project. The Town intends to be out to bid for this project by late December, to have construction starting in February 2014 and to have all work substantially completed by August 15, 2014, with fully functional STEM Academies and Career Tech instructional areas ready for use at the start of the school year.
- D. The selected respondent for each school will be expected to assist Town staff and part time oversight organizations such as the Town Council, the Board of Education, and the Project Building Committee through the completion of this project by providing continuous technical assistance. At a minimum, respondents should have designed and implemented similar projects for at least three other school systems/communities in Connecticut. Respondents will need to receive approvals from the State of Connecticut Bureau of School Facilities, and should clearly demonstrate their experience at doing so in their submittal. Also, the respondents should have utilized solid engineering evaluation criteria to develop and design building modifications or alterations within existing school buildings. Respondents should be able to provide references upon request and be able to provide the Town with a certificate of insurance showing coverage as specified below under section VIII Insurance. The Town will also seek errors and omissions coverage for an amount greater than or equal to \$1,000,000. The proposal should also identify the firm's familiarity and experience with the applicable building (BOCA) codes, NFPA codes, the Connecticut code and Connecticut amendments.
- E. The projects will be partially funded by State of Connecticut Department of Education School Facilities grants, with an overall budget of \$1,200,000 if all three schools are renovated. The firm selected for each school will have demonstrated experience with School Facilities grant projects, shall be responsible for ensuring that all information for such grants is provided to the Town, shall attend Plan Completion Test (PCT) meetings with the State, and shall coordinate all of the activities to insure full grant reporting and grant reimbursement for all project related activity, and shall be responsible for submitting all approved change orders to the state in a timely manner. Plans and specifications shall be written to meet all State requirements.
- F. The selected respondent will be required to provide periodic (as often as weekly) project supervision. The qualifications statement should include the qualifications of

the person(s) who would be used in this capacity. The person who will be the supervisor/job captain/project architect should be clearly identified and his/her qualifications should also be included in the submittal. The selected respondent for each school will present periodic briefings on the progress of the project to the Project Building Committee and the Project Supervisor at such times as the Town shall determine necessary.

- G. Construction costs for this project will be estimated by the selected respondent or a professional estimator retained by the selected respondent. The amount approved for 2013-2014 may not be sufficient to address all School Career Technical Program Renovations issues. Multiple bids and/or multiple phases of the work in order to successfully address all such renovations may become necessary. The selected respondent must meet all Town, State and Federal affirmative action and equal employment opportunity practices. Firms responding to this request should have adequate size and be sufficiently staffed to perform this assignment, as described above. In addition to those services specified below, the selected respondent for each school will provide any additional professional services that may arise and are deemed necessary by the Town.

## II. QUALIFICATIONS STATEMENT

### A. Format and Contents

1. All responses to this Request for Proposals shall adhere to the requirements set forth herein. The qualifications statement structure shall be as stated in this RFP.
2. In order to provide the requested service to the Town, the selected respondent for each school must be able to demonstrate it has the expertise, flexibility, and personnel available to successfully complete the project.
3. The qualifications statement shall contain a detailed listing of the qualified individuals who will be assigned to this project. The listing shall also reflect the method of internal management of the project that is necessary to insure efficient, cost effective use of staff. Resumes of all individuals to be associated with this project shall be provided. Resumes shall include similar experience and responsibility for that activity to be performed under this project.
4. The qualifications statement shall demonstrate the ability of the firm to rapidly respond to the needs of the Town. If the respondent proposes a joint-venture approach, overall responsibility must be clearly identified, as well as a detailed plan of delineation of work assignments. The Town will only contract with one principal firm for each school. Should the personnel of any firm not possess the requisite skills, the respondent may subcontract for the skills needed. The proposal shall indicate this intention and include the background on any such subcontractor. The Town may choose to place particular emphasis on the sub-consultants or subcontractors that each respondent will use for the specialty elements at each school. The Town reserves the right of approval of all sub-consultants or subcontractors.

5. The qualification statement format should contain a letter of interest, together with general information on the firm and all proposed sub-consultants, an organization chart showing the assignments for this project, current Federal GSA Form 330 or other documentation that clearly demonstrates the experience of the firm(s), and a resume of key personnel. The letter of interest should state which of the three school projects the firm wishes to be considered for. The section containing the experience of the firm should address the firm's skills and experience in municipal school projects and other experiences previously mentioned in this document, as well as a description of work currently under contract with the firm. Each respondent shall identify what it feels are the five most similar projects that it has successfully completed, and for each provide the following: the construction (Notice to Proceed) start date, the substantial completion date, the final completion date, the dollar amount of the pre-bid estimate, the actual bid amount, the final construction cost, the number of change orders, and the combined dollar value of all change orders.
6. The section of the qualification statement related to project management should list the personnel that will be in charge of this project, what their specific roles will be, provide their resumes and a summary of similar experiences as it relates to that individual's assignment on this project. A description of how the respondent will deal each element of the work described in this RFP and the firm's ability to meet time schedules should also be included.
7. A description of how the project will be scheduled should be provided, with the time required for each item on the schedule identified. This section should include a timeline for completion of each stage/step of the process and an indication of the delivery dates for each deliverable. The Town will ultimately determine the actual timing and sequence of events resulting from this Request for Proposals. Assumptions with respect to the support that will be expected from the Town of Newington shall be clearly identified.
8. The qualification statement shall provide sufficient information to specifically address the areas that the Town will rate each firm on. These areas are: Specialized design and technical competence; capacity and capability to perform the work within the time allotted; past record of performance on contracts with the Town of Newington and other clients with respect to such factors as control of cost, quality of work and cooperation with the client; and knowledge of Federal, State, and Town procedures and requirements.

### III. SCOPE OF SERVICES

#### A. PROGRAM DEVELOPMENT

1. Gather all pertinent information relative to the project with the intent of developing a clear understanding of the needs. Additional information will be gathered from

interviews with Town general government and Board of Education personnel and the Project Building Committee as well as from a detailed walk through and thorough review of the entire area where School Career Technical Program Renovations work is needed, plus the adjacent roof, grounds, parking and athletic field areas.

2. Subsequent to the information gathering, the selected respondent will develop and present alternative program scenarios to satisfy the needs within any financial constraints identified. These program scenarios will include scope identification, cost estimates, schedule information, simple plans, and back up information as needed. Preliminary plans and construction cost estimates will then be presented and revised as requested. This presentation will be made at a minimum to the Project Building Committee, and potentially, to the Town Council and the Board of Education.

#### **B. DESIGN AND SPECIFICATION PHASE**

1. Upon completion of the program selection process the selected respondent will begin the development of project designs and specifications. As needed, interim updates and progress meetings will be held with the Project Building Committee to communicate design progress, address any issues or questions, confirm financial and schedule compliance, etc.
2. The selected respondent shall develop bid specifications for specialty items, furniture, fixtures and equipment, as determined by the school district to be needed for a fully functional STEM Academy or Career Technical Program area.
3. Final specifications shall be included for all materials, equipment and requirements of the project. A professional architect who is licensed in the State of Connecticut shall prepare all plans. The plans will be submitted to Town officials, including both the Building Department and Fire Marshal's Office, for review and approval. Plans will also be submitted and reviewed with the Bureau of School Facilities. Copies of the final approved plans and specifications, sealed by the professional architect, shall be provided to the Town of Newington for use in the bid process. Associated detailed cost estimates shall be prepared and submitted to the Town based on the final plans and specifications.

#### **C. BID PHASE**

1. Following receipt of authorization to proceed from the Town, the selected respondent will coordinate all bid activities with the Town. The Town's boilerplate specifications shall be included in the bid documents. The Town shall distribute invitations to bid as well as place the legal advertisement in the newspaper. Either the Town or the printer of the plans and specifications will be the sole source for the distribution of bid documents and addenda.

2. The selected respondent will attend and supervise any and all pre-bid conferences and answer any inquiries regarding the plans and specifications during the bid process. Any necessary addenda needed during the bid process will be prepared by the selected respondent and provided to the Town and the printer of the plans and specifications for distribution.
3. Upon bid submittal, the selected respondent will review all bids received as well as bidder qualifications and references of the lowest bidders. A recommendation regarding the lowest bidders' ability to perform the work and to conform to the standards established in the bid documents will be made.
4. Also, the selected respondent will respond to and make recommendations concerning the suitability of any alternate equipment, material, or methods proposed.

#### D. CONSTRUCTION PHASE

1. During the construction phase, the selected respondent will provide on site periodic (as often as weekly) project supervision. This will include the preparation and submission of written inspection reports, if requested by the Town, for all phases of the construction.
2. The selected respondent will review and approve shop drawings, material samples, subcontractor's qualifications, and any other submission for compliance with the specifications. Also, draft any and all change orders for signature approval by the Town and the construction contractor, review and approve the construction contractor's applications for payment, attend, record and distribute minutes for regularly scheduled job meetings, and attend Project Building Committee meetings. The selected respondent will determine contract completion, recommend project acceptance, and perform other standard architectural services related to this project.
3. The selected respondent will be fully responsible to monitor and oversee proper adherence to all environmental regulations and requirements applicable to the project.

#### IV. SELECTION PROCESS

- A. All firms wishing to be considered for this appointment shall submit six (6) sets of qualification statements based on the format and requirements set forth in this request for proposals to the Town Manager's Office, 131 Cedar Street, Newington, CT 06111, before 2:30 p.m., on March 6, 2013. All submittals shall be clearly labeled "RFP No. 8, 2012-13, School Career Technical Program Renovations Architectural Services". The Town reserves the right to reject any or all submittals. The Town reserves the right to make separate awards for each school, or combination of schools, as it determines to be in its own best interest.

- B. The process followed by the Town will be in accordance with State of Connecticut Public Act 08-169, Section 17. A preliminary screening will be performed and a list of qualified firms will be developed, based on the criteria contained above. Qualified firms will then be evaluated to determine the four most responsible qualified respondents.
- C. Following receipt of cost proposals, qualified firms will be evaluated based on the following criteria: experience with work of a similar size and scope; organizational and team structure; past performance data, including adherence to project schedules and budgets and the number of change orders; approach to the work required for the contract and documented contract oversight capabilities; and criteria specific to the project (such as prior experience with State BSF projects). Selection will be limited to a pool of the four most responsible qualified proposers. The Town will prepare a short list of firms to be interviewed, which will be some or all of the four most responsible qualified proposers. The four most responsible qualified firms will be requested to provide cost proposals. The Town may also request a second interview. The Town Manager's Office will set up all appointments for interviews. Due consideration of the proposer's pricing will be given by the Town when making the final selection.
- D. Each respondent shall be prepared to present, upon request by the Town, further evidence of experience, ability, service facilities, and/or financial standing. No other additions or changes to the original proposal will be allowed after submittal of the cost proposal.
- E. The selected respondent for each school shall be the one determined by the Town to be the most responsible qualified proposer when considering price and the factors necessary for faithful performance of the work based on the criteria and scope of work included in this Request for Proposals. The Town, at its discretion, shall be the sole determinant of the most qualified proposer.

## V. REQUEST FOR PROPOSALS

- A. Only those firms determined by the Town to be qualified shall submit cost proposals. This determination will be at the Town's sole discretion and shall be based on the criteria in section II.A.8. above. Those firms determined to be qualified shall be notified by the Town in writing. The Town reserves the right to accept or reject any or all submittals and to act in its own best interest.
- B. The Town of Newington is exempt from payment of excise, transportation and sales taxes imposed by the State and Federal governments. All lump sum cost estimates contained in the proposal will be considered as "not to exceed" figures by the Town.



- C. Only short listed firms who have been invited for interviews shall provide fee proposals. The design fee will be negotiated on a lump sum basis. The fee proposal shall also contain the firm's anticipated payment schedule, identifying the percentage of each phase (schematic phase through construction phase). All charges for overhead, insurance, travel, telephone calls, postage, shipping, photocopies, reproductions and any other miscellaneous expenses shall be included in the fee presented. The Town does not intend to make separate reimbursement payments for these items. The Town does intend to pay the printer directly for the printing of plans and specifications needed by the project architect and the Town. Contractors, etc. will pay the printer themselves for any other sets of plans and specifications. The respondent shall state any assumptions made in developing their costs.
- D. The fee proposal must be signed by an authorized official. The respondent's proposal shall identify the individual(s) having authority to negotiate and contractually bind the respondent. It shall also name the person to be contacted both during the period of evaluation of proposals and for prompt contract administration upon award of the contract. This information shall include name, title, address, fax and telephone numbers.

## VI. QUESTIONS

- A. There is no walk through of the buildings scheduled prior to the submittal of qualification statements. Questions regarding the selection process shall be addressed to Jeff Baron, Director of Administrative Services, 131 Cedar Street, Newington, CT 06111, telephone 860-665-8513. All questions shall be presented at least four business days prior to the response deadline to allow for the preparation and distribution of written addenda. Any addenda shall be posted on the Town's website, [www.newingtonct.gov](http://www.newingtonct.gov), in the Doing Business, Current Bids section at least two business days prior to the qualifications statement response deadline. Firms wishing to examine conditions at the schools shall schedule an appointment with the main office of each school by calling in advance (John Wallace Middle School, 860-667-5888; Martin Kellogg Middle School, 860-666-5418; Newington High School, 860-666-5611) in order to schedule a walk through after classes have been dismissed for the day.

## VII. OTHER

- A. Services to be provided under this RFP shall only be provided after written authorization is received from the Town. The Town of Newington reserves the right to utilize some, all, or none of the various services outlined herein.

- B. The Town reserves the right to reject any and all proposals when it deems such action is in the best interests of the Town and also to select a respondent that the Town determines best meets its needs. The Town further reserves the right to reject the proposal of any respondent who is in default of any prior contract for misrepresentation. The Town reserves the right to correct inaccurate awards resulting from its clerical errors. Proposals are subject to rejection in whole or in part if they limit or modify any of the terms, conditions and/or specifications of this Request for Proposals.
- C. All services performed as a result of this Request for Proposals shall be completed to the satisfaction of the Town Manager. The Town reserves the right to terminate any agreement within ten (10) calendar days written notice of failure by the respondent to provide service to the satisfaction of the Town Manager.
- D. All exceptions of the respondent to the terms and requirements of this Request for Proposal shall be made in writing and submitted in full with the qualification statement. For all other terms and requirements, submission of a qualification statement constitutes acceptance by the respondent.
- E. Costs and fees contained in the proposal will remain valid for a period of ninety (90) days after the closing date for submission of proposals and may be extended beyond that time by mutual agreement between the Town and the respondent.
- F. The Town of Newington is not liable for any cost incurred for any purpose prior to the execution of a signed contract. Any oral agreement or arrangement made by any respondent with the Town or any employee shall be superceded by the written agreement. The Town reserves the right to amend, extend, curtail or otherwise change the terms of the resultant contract prior to execution, upon determination that such action will be to the advantage of the project effort. No cost chargeable to the proposed contract may be incurred before receipt of either a fully executed contract or a specific written authorization from the Town Manager.
- G. All proposals and qualification statements submitted in response to this Request for Proposals shall be the sole property of the Town of Newington and subject to Freedom of Information laws and the Connecticut General Statutes. No report or document produced in whole or in part in connection with this project, whether acceptable or unacceptable, shall be the subject of an application for copyright by, or on behalf of, the respondent. The Town may make use of such material, including any idea contained therein, for such purposes as it may deem appropriate. The right to publish and distribute any report or document produced, or any part thereof, shall accrue to the Town of Newington without recourse.

- H. Submission of a proposal constitutes admission on the part of the respondent that the proposal submitted is not made in connection with any competing individual or firm submitting a separate response, and is in all respects fair and without collusion or fraud. It further constitutes admittance that the respondent did not participate in the Request for Proposals development process and had no knowledge of the specific contents of the Request for Proposals prior to its issuance, and that no employee of the Town participated directly or indirectly in the respondent's proposal preparation.
- I. All of the reports and documents prepared or assembled by the successful respondent in connection with this project shall be the property of the Town of Newington. The respondent shall not make them available to any individual or organization without the prior approval of the Town.
- J. The Contractor shall agree and warrant that it will not discriminate or permit discrimination against any person or group of persons on the grounds of sex, race, color, religion, age, marital status, ancestry, national origin, past history of mental disorder, mental retardation or physical disability or other basis in any manner prohibited by the laws of the United States, the State of Connecticut, or the Town of Newington.
- K. The Contractor agrees to indemnify, defend and hold harmless the Town of Newington and its respective officers, employees, agents and/or servants against all demands, claims, actions or causes of actions, losses, damages, liabilities, costs and expenses, including without limitation, interest, penalties, court costs and reasonable attorney's fees, asserted against, resultant to, imposed upon or incurred by the Town of Newington resulting from or arising out of:
1. Any breach by the Contractor of the terms of the specifications, or
  2. Any injuries (including death) sustained by or alleged to have been sustained by the officers, employees, agents and/or servants of the Town of Newington or the Contractor or subcontractors or material men, or
  3. Any injuries (including death) sustained by or alleged to have been sustained by any member of the public or otherwise any or all persons, or
  4. Any damage to property, real or personal, (including property of the Town of Newington or its respective officers, agents and servants)
- caused in whole or in part by the acts or omissions of the Contractor, any subcontractor or any material men or anyone directly or indirectly employed by them while engaged in the performance of any work for the Town of Newington.

- L. The contract that is produced as a result of this Request for Proposals may adhere to the AIA contractual format, but that format will be modified to remove arbitration as a method for dispute resolution, and to conform to the other requirements of this Request for Proposals.

## VII. INSURANCE

- A. The successful respondent shall furnish a certificate of insurance to the Town Manager for the following insurance coverage within ten (10) days from contract execution. All insurance coverage shall be written with an insurance company licensed to conduct business in the State of Connecticut. Insurance coverage shall remain in full force for the duration of the contract term including any and all extensions. Such certificate of insurance shall specify that the Town of Newington will receive thirty (30) days' notice of any cancellation, non-renewal or reduction in coverage and limits originally provided.

1. Commercial General Liability including Premises-Operations, Independent Contractors, Blanket Contractual, Products and Completed Operations:

\$1,000,000 Each Occurrence

\$1,000,000 Aggregate

Combined Single Limit for personal injury or property damage or both combined.

2. Comprehensive Automobile Liability covering owned, non-owned, hired or leased vehicles.

\$1,000,000 Each Accident

Combined Single Limit for bodily injury or property damage or both combined.

3. Workers Compensation Insurance in accordance with Connecticut State Statutes, minimum of \$100,000.

4. Professional Liability - Errors and Omissions.

\$1,000,000 Minimum

The certificate of insurance shall contain the project description and name the Town of Newington as an additional insured for Commercial General Liability coverage.